EXAMPLE DESIGN 3

SIXTEEN APARTMENTS

18m wide site
Mixed housing urban zone

AUCKLAND DESIGN MANUAL

context Architects

Auckland Council

Introduction

Your guide to designing good quality apartment buildings on an 18m wide site.

Designing apartments for Auckland's narrow suburban sites can be challenging. Achieving good design outcomes while also delivering a profitable development is not always easy.

This example design demonstrates how to create low cost, high yield development that supports a good quality of life for residents and contributes to creating safe, green neighbourhoods.

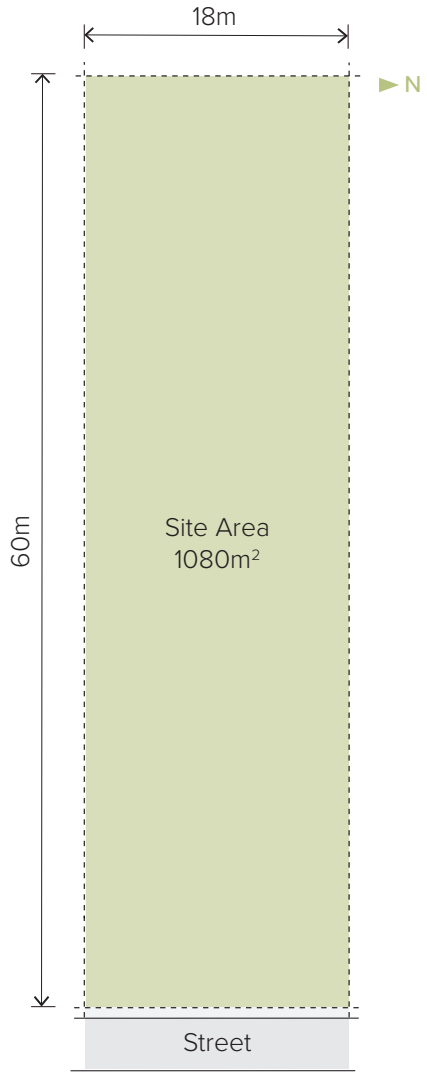
This design guide is one of a series developed in conjunction with Context Architects.

This example design features

- ✓ **Design for the residential planning zones**
  Design reflects the standards & assessment criteria of the relevant residential zone.
- ✓ **Maximum development yield**
  Maximises the number of homes built on the site.
- ✓ **Good urban design outcomes**
  Delivers functional, liveable homes & supports safe & green neighbourhoods.
- ✓ **Simple building design**
  Helps keep building costs low while still delivering minimum standards of good design.

Development Brief & Site Layout

Development Brief



Specifications

Unitary Plan Zone
Mixed Housing Urban

Development Yield
Minimum of 16 apartments
(16x 1 bedroom)

Parking
2 shared car parks (total for site)

Topography
Flat

Price Bracket
Affordable homes

Additional Requirements
Best practice urban design

A Note on Context

This design is conceptual and has been created without regard to a context. Any real development will need to consider and respond to its surrounding context and any resource consenting requirements, including notification.

Important Planning Standards

Maximum Building Coverage
45%

Minimum Landscape Coverage
35%

Yard Setbacks
2.5m front + 1m side & rear boundary setbacks

Principal Outlook Space
6m deep x 4m wide

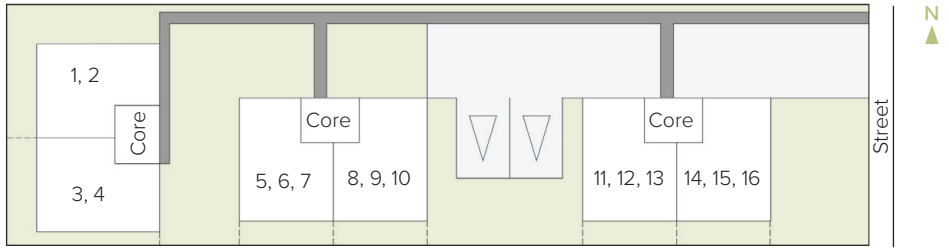
Outdoor Living Space
20m² per dwelling (if located on ground floor)
5m² per 1 bedroom dwelling (if above ground)

Alternative height in relation to boundary
Please note that this control requires site specific resource consent approval

Site Layout Options

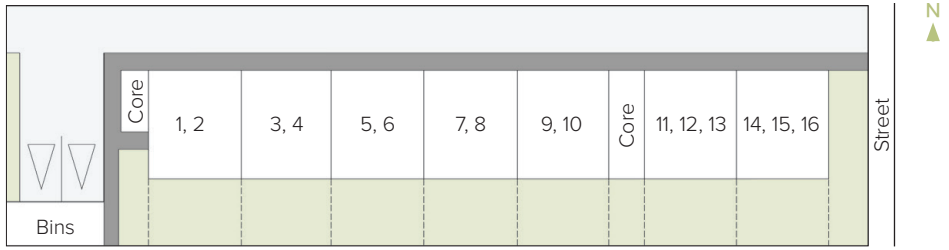
Option 1

- ✓ The building is split to avoid creating long elevations
- ✓ Parking is concealed from the street & space efficient
- ✓ The site provides quality space for landscaping & trees
- ✗ Front building isn't located close to the street
- ✗ Northern areas are used for building cores & car access



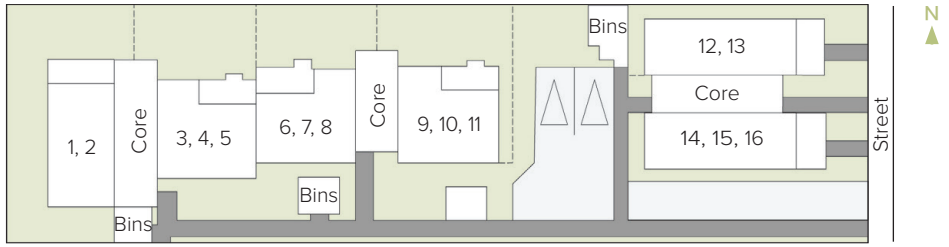
Option 2

- ✓ Front building located close to the street
- ✓ Large ground floor private outdoor spaces
- ✗ Private outdoor spaces are to the south of dwellings
- ✗ Apartments at the front of the site do not face the street
- ✗ Car access & parking is space inefficient



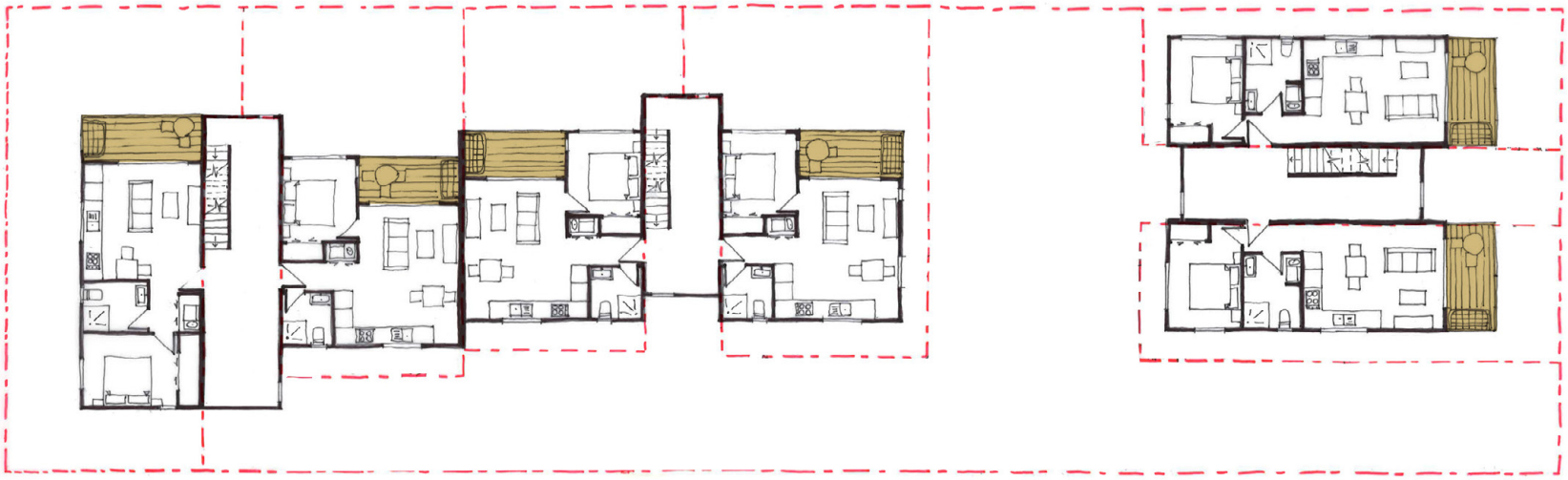
Option 3

- ✓ Apartments at the front of the site face onto the street
- ✓ Parking is concealed from the street & space efficient
- ✓ Private outdoor spaces & balconies are located to the north
- ✓ Building form & location avoid long, featureless elevations
- ✓ Apartments have convenient access to bin storage areas



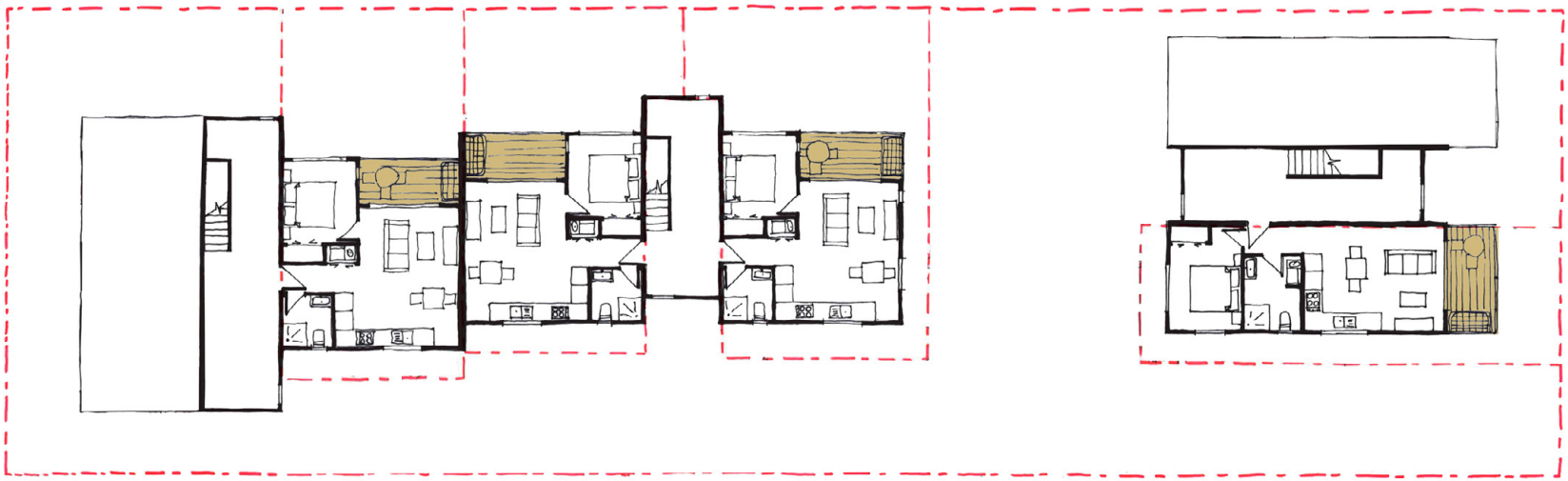
Preferred Site Layout (Option 3)

Ground Floor



First Floor

Preferred Site Layout (Option 3)



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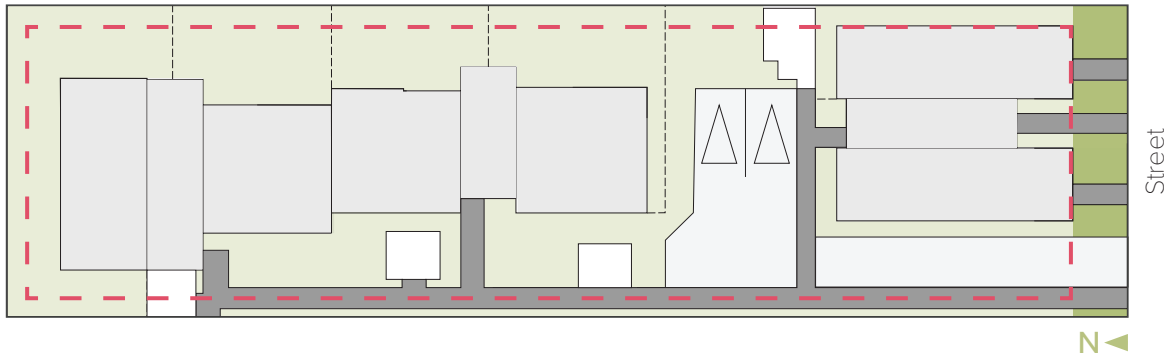
Second Floor

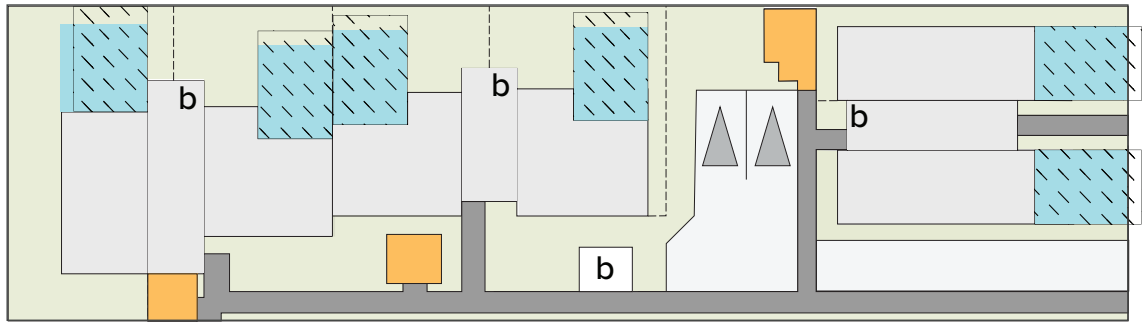
Site Planning Compliance

Coverages & Setbacks



- Building setbacks - 1m side & rear boundary + 2.5m street boundary
- 38% building coverage (max 45%)
- 46% landscape coverage (min 35%)
- 80% front yard landscaping (min 50%)

Functionality & Amenity



- 20m² minimum private outdoor living area
- 4m wide x 6m principal outlook area
- Clear & legible pedestrian access
- Car park
- Driveway
- b Bike parking
- Communal waste bin storage area

Design Details

Site Design

1 Homes are located at the front of the site and address the street.

These homes have windows and doors that face onto the street and an attractively landscaped front yard. This contributes to creating a safe and attractive neighbourhood.

2 Parking is concealed from the street & is space efficient.

Using buildings to screen parking helps to create an attractive neighbourhood. A shared parking pad & short driveway provides space efficient parking, allowing more of the site to be used for homes & high-quality outdoor areas.

3 Frequently used, less privacy sensitive rooms have views over public & communal areas.

Residents using these rooms keep "an eye out" every time they look out their window, helping create a safer neighbourhood.

4 Homes have a sunny, easily accessible private outdoor area.

This area connects directly to a ground floor living area, creating a strong indoor/outdoor flow. Outdoor living areas should be collocated with the principal outlook planning control to create a sense of spaciousness.

5 Dwellings have well dimensioned rooms and provide for residents' daily needs.

Rooms are compact, but still sized to create pleasant, functional spaces. Less privacy sensitive rooms (such as kitchen, dining & living rooms) are located in more publicly visible areas.

6 Everyday needs are designed into the development.

This includes storage spaces, waste bin storage & washing lines.

Street to Front Door

The design of the front yard and street facing elevation of buildings have an important impact on the attractiveness of a development and the safety of the surrounding neighbourhood.

These areas are the public face of the development and will contribute to the important first impressions formed by potential buyers and visitors.

1 Homes are designed to face the street.

Homes are located at the front of the site, with larger windows and a front door that faces onto the street. This creates a more attractive neighbourhood. Because residents “keep an eye” on the street every time they look out their window these homes also contribute towards creating a safer neighbourhood.

2 An attractively landscaped front yard.

Fencing is kept low and at least 50% of the front yard is soft landscaping - this means grass, shrubs and larger trees.

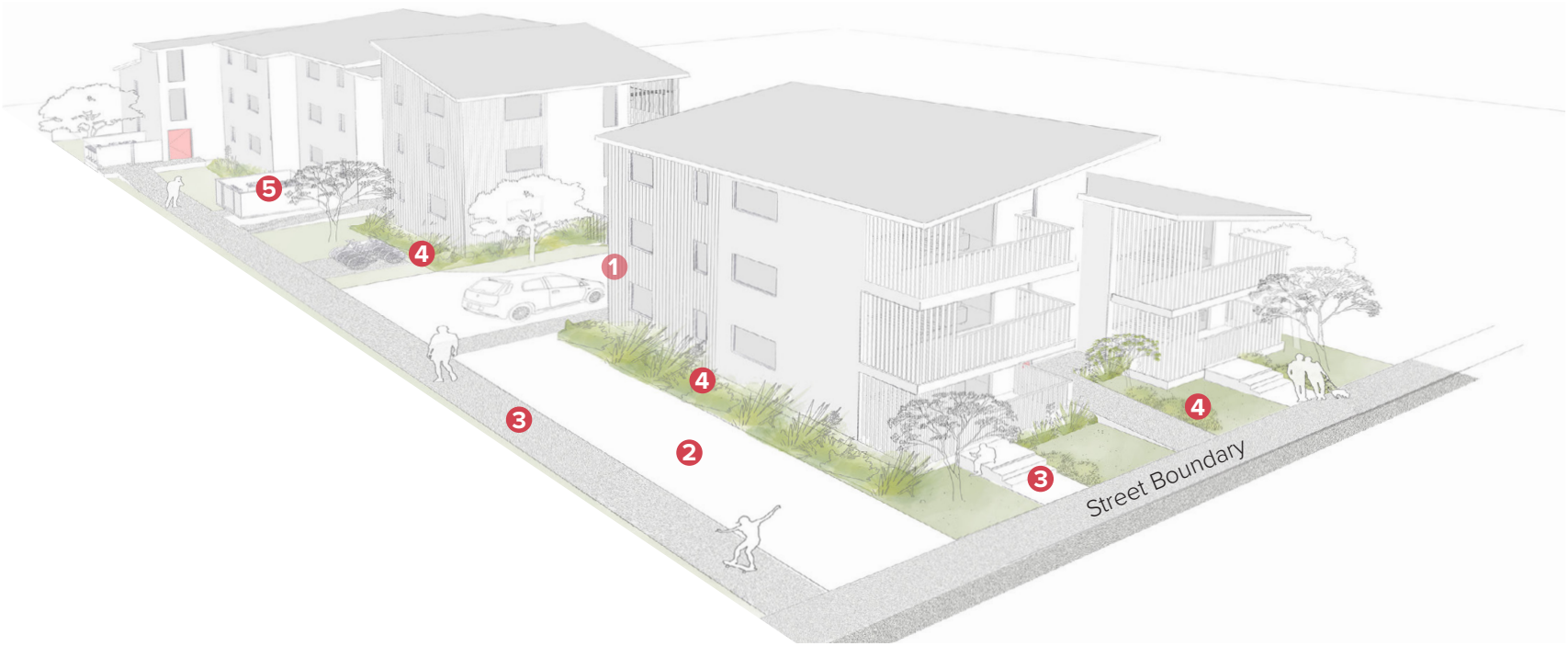
3 Frequently used kitchen & living rooms are located to have clear views of the street.

This helps to create safer streets and homes. Take care to ensure that planting and fencing do not block these important views to the street.

4 Safe driveways.

Keep fencing and planting low near driveway entrances. This makes it easier for vehicles leaving the site to see pedestrians on the footpath, reducing the risk of injury or death.

Access, Parking & Communal Areas



On narrow sites driveways compete directly for space with homes and outdoor areas. Less space used by cars means more space for homes and outdoor areas - contributing to a higher development yield and better quality spaces for residents.

1. **Parking is concealed from the street.**
   Locating car parking behind buildings helps create a more attractive street front and neighbourhood.

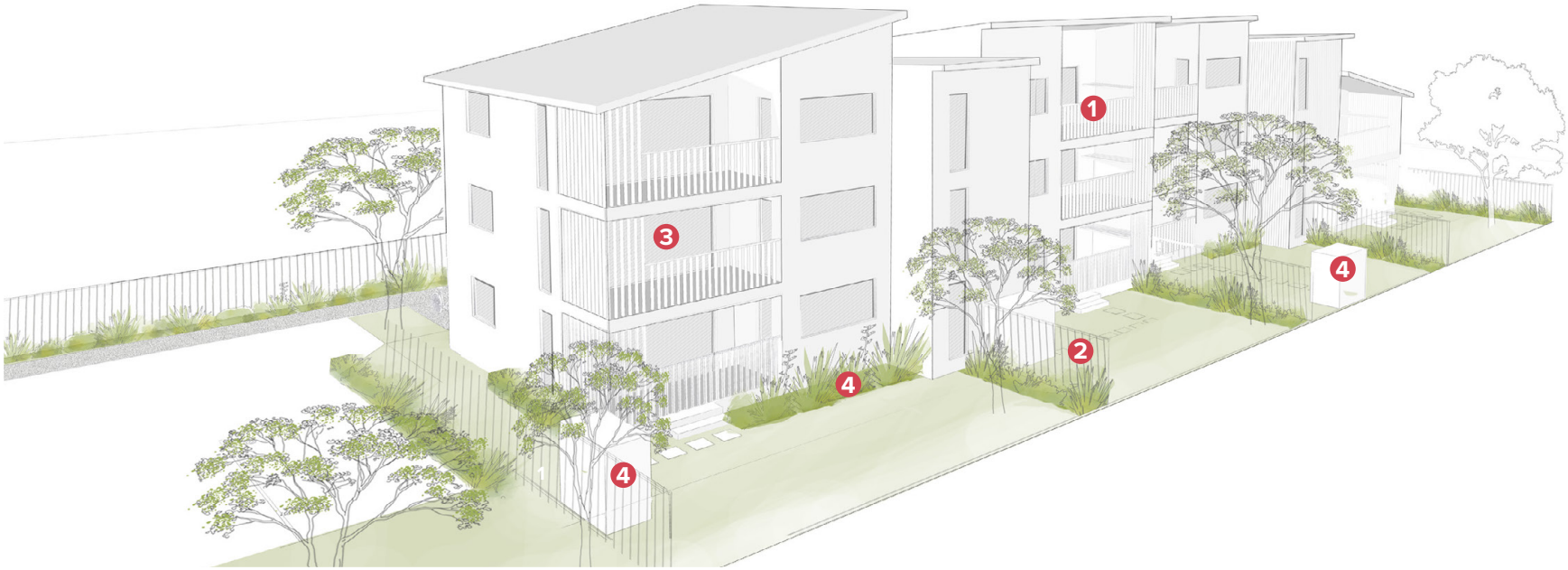
2. **Space used for cars is minimised.**
   Grouped car parking and shorter driveways allows more space for homes and outdoor spaces.

3. **Safe and clear pedestrian paths.**
   These connect homes to communal areas and the street. They should be clearly distinguished from driveways through differences in colour and/or materials. For safety and security they should have clear lines of sight and be highly visible from surrounding homes.

4. **Attractive landscaping.**
   Landscaping improves the attractiveness of the development and increases residents' privacy by physically separating homes from driveways and pedestrian paths. Where practical include larger trees, alongside shrubs and ground covers.

5. **Waste storage & removal facilities.**
   These should be considered early in the design process. Bins should be easily accessible, but screened from view using bin storage enclosures.

Private Outdoor Spaces



Quality private outdoor spaces improve residents' quality of life and can increase the value of a development. The smaller an outdoor space, the more important it is that the space is well designed.

Don't forget to consider the functional needs of outdoor spaces i.e. do residents have an easily accessible storage space for gardening tools and a lawn mower?

1. **Private outdoor spaces receive good levels of direct sunlight.**
   Avoid locating these spaces in shaded areas.

2. **Ground floor outdoor spaces feel private and spacious.**
   A minimum depth of 6m normally helps to provide a reasonable sense of spaciousness. Fencing should be designed to provide good levels of privacy from neighbouring yards and communal areas.

3. **Every private outdoor space connects directly to a dining or living room.**
   This ensures outdoor areas are easily accessible and maximises residents' use and enjoyment of these spaces.

4. **Private outdoor areas are designed to be attractive & functional spaces.**
   Landscaping should include patios, planting and trees. The location and design of garden sheds, rainwater tanks, bin storage areas and clotheslines should not undermine the attractiveness and usability of these areas.

The Building

Good design strikes a balance between form, function and cost to create healthy, attractive and affordable homes.

Consistency in the spacing and design of building elements and materials can create a coherent, pleasing design.

Including elements of variation adds interest and avoids creating a bland, homogeneous building. This is particularly important for longer buildings.

1. **A simple but varied building form.**
   Pushing in & pulling out elements of a building can help create visual interest. This variation should be a logical reflection of the building's internal layout.

2. **A simple roof form often works best.**
   Consider the roof pitch, material and depth of overhangs.

3. **Clearly identifiable building entrances.**
   Canopies can help emphasise entrances and provide shelter from bad weather.

4. **A pattern of vertical & horizontal lines.**
   Semi-regular spacing of doors and windows helps create a rhythm of vertical and horizontal lines, which is pleasing to the eye. Horizontally align the top edge of doors and windows, and vertically aligning their outer edges.

5. **Variation in cladding materials.**
   Variation in materials can help create a visually interesting building. Using a maximum of 2-3 materials is often best.

Building Function

Homes should be comfortable, have a reasonable sense of spaciousness and meet the long term needs of occupants.

1. **Well dimensioned, usable room sizes.**
   Dining and living rooms are sized to comfortably accommodate all the residents of a home and have a minimum width of 3.8m. Bedrooms comfortably accommodate a queen bed and a wardrobe space.

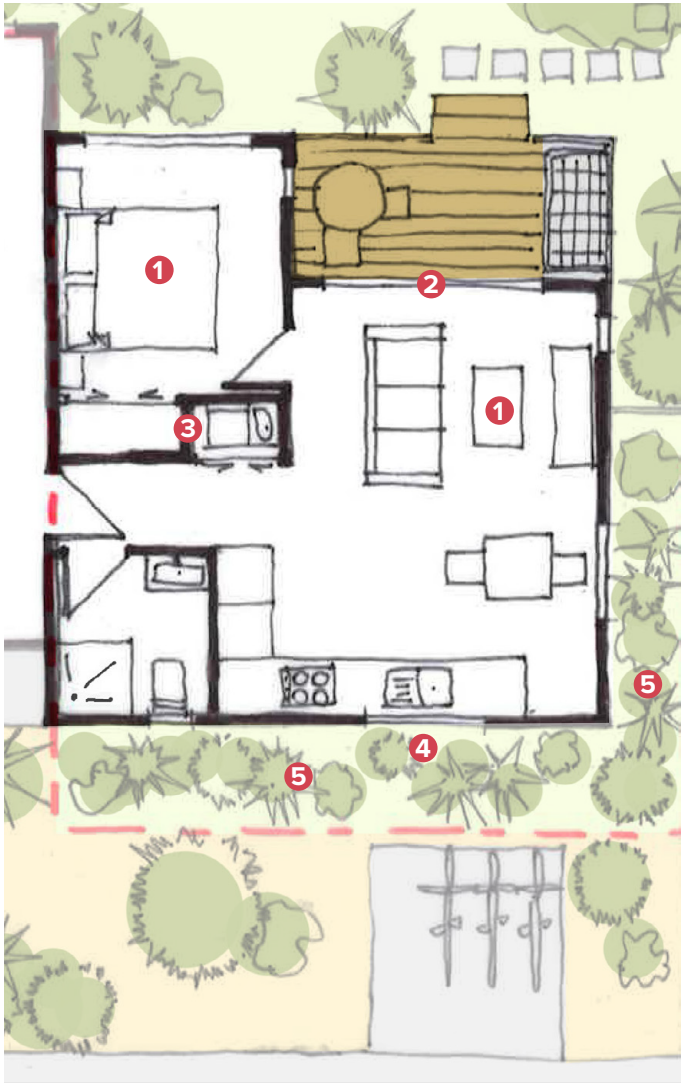
2. **Good connection to outdoor spaces.**
   The main private outdoor space connects directly to a communal living/ dining room. This ensures all occupants can easily access this outdoor area and creates a strong visual connection between the home and the outdoors.

3. **Adequate storage spaces.**
   Wardrobes are provided in all bedrooms. Kitchens have reasonable food storage space for the number of occupants. Additional indoor storage spaces and secure outdoor storage lockers or sheds provide storage for household essentials, gardening tools, recreational items etc.

4. **Glazing.**
   Views are provided from less privacy sensitive rooms over communal and public outdoor spaces, meaning residents keep an eye on these areas every time they look out their window. Rooms have good levels of natural light and openable windows to provide natural ventilation.

5. **Landscaping.**
   Generous planting is included throughout, with larger tress planted where possible. Plants are selected based upon the growing conditions, final size of the plant at maturity and any plant maintenance requirements. Shading of neighbouring properties must also be considered.

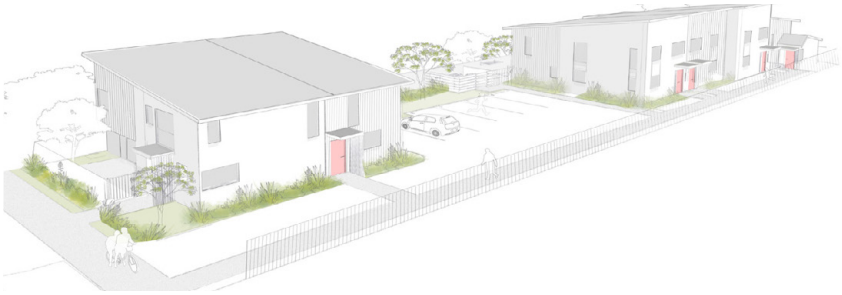
   Throughout the development landscaping acts as a buffer between communal spaces and homes, helping to provide a sense of privacy for residents.



Related Design Resources

More Example Designs

6 Terrace Homes
Mixed Housing Suburban Zone
16.5m Wide Site



10 Terrace Homes
Mixed Housing Suburban Zone
20m Wide Site

38 Apartments
Terraced Housing & Apartment Buildings Zone
35m Wide Site

14 Terrace Homes
Mixed Housing Urban Zone
34.5m Wide Site

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Design Guides

Unitary Plan Design Elements

R1: Front Yard
R2: Fencing & Walls
R3: Garages
R4: Passive Surveillance
R5: Visual Privacy
R6: Unit Layout & Room Size
R7: Waste Storage & Services
R8: Site Amenities

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Building Design Guides

Stand-Alone and Duplex Homes
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Terraced Houses
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